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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, DECEMBER 9, 2014 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

NO. TAD-529 (38TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8829

To amend Title 13-12-340 of the Municipal Code of Chicago, by adding and deleting language in regards to *re-examination procedures for supervising electrician position*

NO. A-8050 (16TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8885

Common Address: 1100-02 W 59th St

Applicant: Alderman Joanne Thompson

Change Request: B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8051 (16TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8886

Common Address: 1110-20 W 59th Street

Applicant: Alderman Joanne Thompson

Change Request: C1-1 Neighborhood Commercial District and B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. A-8054 (33RD WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8894

Common Address: 3700-14 North California

Applicant: Alderman Deborah Mell

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RS3 Residential Single-Unit (Detached House) District

NO. A-8056 (42ND WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT # O2014-8902

Common Address: 351 W Huron St

Applicant: Alderman Brendan Reilly

Change Request: DX-5 Downtown Mixed-Use District to DX-3 Downtown Mixed Use District

NO.18210 (1st WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8796

Common Address: 1422-26 N Milwaukee Ave

Applicant: Milwaukee 1422, LLC (See Application for list of LLC Members)

Owner: Milwaukee Avenue Building Corporation

Attorney: Michael Ezgur

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth

NO.18215 (1st WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8801

Common Address: 1726-32 West Division Street

Applicant: 1728 Division LLC (See Application for list of LLC Members)

Owner: 1728 Division LLC (See Application for list of LLC Members)

Attorney: Michael Ezgur

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The property will be improved with an addition resulting in a four story building (48 feet tall) containing approximately 4,980 square feet of first floor commercial space, a total of thirteen residential dwelling units on the upper floors, seven parking spaces and no loading berth

NO.18203 (2nd WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8789

Common Address: 1429-33 North Ashland Ave

Applicant: Krzysztof Kroll

Owner: Krzysztof Kroll

Attorney: Gordon & Pikarski

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant intends to use the property as nine residential and 2,640 square feet of ground floor commercial space. Nine parking spaces will be provided. The building will reach a height of 49'5" as defined by the ordinance

NO.18213 (2nd WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8799

Common Address: 1521 W North Ave/ 1550 North Bosworth Ave

Applicant: Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

Owner: Jones Chicago Real Property 1, LLC (See Application for list of LLC Members)

Attorney: Katriina McGuire

Change Request: Residential Business Planned Development No. 987 to Residential Business Planned Development No. 987, as amended

Purpose: Amend RBPD No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included.

NO.18205 (9TH WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8791

Common Address: 159 East Kensington Ave

Applicant: Anthony D. Lofrano

Owner: Anthony D. Lofrano

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to establish an auto repair facility at the site. There are no dwelling units proposed, and the square footage of the auto repair facility will be 1,300 square feet. There are no on-site parking spaces and the height of the existing building on site will remain

NO.18200 (12TH WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8786

Common Address: 2959 West 40th Street

Applicant: Renato Hernandez

Owner: Renato Hernandez and Jeanine Asef

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To add a Packaged Goods Liquor License as an accessory use to the existing grocery store located on the ground floor of the existing 2-story mixed-use building (existing dwelling unit on the 2nd floor to remain); no existing parking: approximately 4,900 square feet of existing retail space: existing height (2-story). no change proposed

NO.18212 (16TH WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8798

Common Address: 5401 S Western Ave

Applicant: Education Capitol Solutions, LLC (See Application for list of LLC Members)

Owner: Education Capitol Solutions, LLC (See Application for list of LLC Members)

Attorney: Rolando Acosta

Change Request: M2-2 Light Industry District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District and C1-1 Neighborhood Commercial District to an Industrial Planned Development

Purpose: Amend RBPD No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included.

NO.18225 (22nd WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8813

Common Address: 4365-4379 W Ogden Ave; 2415-2429 S Kostner Ave; and 2358-2426 S Kirkland

Applicant: Healthcare Alternative Systems Inc.

Owner: Healthcare Alternative Systems Inc.

Attorney: Daniel Kraft

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Purpose: The zoning change of the lots will allow the establishment of the outdoor operation of an Urban Farm, which will enable the Applicant to grow and sell fresh, organic, locally grown fruits, vegetables, and herbs in an area currently defined as a food desert. In addition, the Urban Farm will serve a therapeutic function through gardening for clients of Healthcare Alternative Systems, Inc. a non-profit organization that provides social services addressing issues such as domestic violence, postpartum depression, ex-offender reentry and substance abuse. The Urban Farm will have three parking spaces initially (with sufficient capacity to add additional parking spaces), as well as a storage shed.

NO.18204 (23rd WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8790

Common Address: 6010-18 South Kedzie Ave

Applicant: Anel Castro

Owner: Anel Castro

Attorney: Gordon & Pikarski

Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The property will be used for the repair of automobiles and the retail sale of related items. No dwelling units are proposed. The building will not be increased in size.

NO.18221 (23rd WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8808

Common Address: 4101-4159 West 60th Street; 4100-4158 West 61st Street; 6001-6055 S Keeler Ave; 6000-6058 S Karlov Ave

Applicant: Public Building Commission

Owner: Public Building Commission

Attorney: Meg George, Neal & Leroy

Change Request: RS2 Residential Single-Unit (Detached House) to an Institutional Planned Development

Purpose: The Public Building Commission will be constructing a new school on behalf of Chicago Public Schools.

NO.18206 (26TH WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8792

Common Address: 2243 W Erie St

Applicant: Jeffrey Granich

Owner: Jeffrey Granich

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant is seeking a zoning change to permit a 2-story rear addition and a partial 3rd floor addition to the existing single family home. The zoning change is needed to permit an increase in square footage beyond the currently permitted floor area, and to allow an increase in height beyond the currently permitted height limit. The house will remain as a single family home with no commercial space. The existing two-car garage on site will remain, and the building will reach a height of 38'-0".

NO.18207 (26TH WARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8793

Common Address: 2101 West Race Ave

Applicant: Cory Krieger

Owner: Cory Krieger

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes to construct a new 2.5 story, one family residential dwelling unit home with a height of 36 feet and construct a new 2 car garage.

NO.18209 (26THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8795

Common Address: 1652 N St. Louis Ave

Applicant: Armando Ramirez

Owner: Armando Ramirez

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant seeks a zoning change to permit a third story dormer addition which will be converted to a 4th dwelling unit, in an existing 3 dwelling unit building. There will be a total of 4 dwelling units after completion of construction. No commercial space is proposed and the two on-site garage parking spaces will remain. The proposed height after construction will be 37'-1".

NO.18217-T1 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8803

Common Address: 100 S Racine

Applicant: Chicago Children's Theatre

Owner: City of Chicago

Attorney: Thomas Moore

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: Applicant will construct a not-for-profit 31,240 square foot, three story medium size children's entertainment theater venue with a total of 448 seats of which 299 seats will be in the main theater and 149 seats will be in a performance space not to be used concurrently. The building consists of four floors above grade with one floor below grade and no dwelling units. There are 29 parking spaces plus 2 handicapped parking spaces. The height of the building is 55'.

NO.18223-T1 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8811

Common Address: 722 North Ada Street

Applicant: 722 Ada LLC (Igor Blumin and Alex Zdanov)

Owner: 722 Ada LLC (Igor Blumin and Alex Zdanov)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District, as amended

Purpose: To build a new 3 dwelling unit residential building: 3 parking spaces: no commercial space: 4-story, height 44-3"

NO.18224 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8812

Common Address: 460-476 West Chicago Ave; 801-811 North Cambridge; 800-810 North Cleveland

Applicant: Davis Lakefront LLC (See Application for list of LLC Members)

Owner: Chicago Cambridge LP

Attorney: DLA Piper LLC

Change Request: Residential Business Planned Development No. 447, to Residential Business Planned Development No. 447, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 447 to Residential-Business Planned Development No. 447, as amended to allow a 301'2"-tall residential building containing up to 30 stories, up to a 13.0 FAR, up to 8,000 square feet of retail on the ground floor, up to 225 residential dwelling units above the ground floor, and approximately 113 accessory parking spaces and accessory uses, as set forth in the enclosed project narrative and plans

NO.18226 (27THWARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8814

Common Address: 213-223 North Peoria Street; 210-222 North Green Street and 211-219 North Green Street

Applicant: SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

Owner: SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

Attorney: DLA Piper LLC

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C1-1 Neighborhood Commercial District to the C1-5 Neighborhood Commercial District and then to a Business Planned Development, to allow (1) an approximately 10-story, 165'-tall commercial building containing up to 5 FAR, retail on the ground floor, 56 parking spaces on floors 2-5, office on floors 6-10, a rooftop patio and accessory uses, (2) the re-use of existing 6 and 3 story buildings with office space, commercial space, a roof top patio and accessory uses and (3) the construction of a 1-story, 20'-tall commercial building, as set forth in the enclosed project narrative and plans.

NO.18227 (27THWARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8815

Common Address: 801-811 West Fulton Market and 222-232 North Halsted

Applicant: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Owner: Dufrense Capital Partners LLC (See Application for list of LLC Members)

Attorney: DLA Piper LLC

Change Request: C2-5 Motor Vehicle Related District and C1-1 Neighborhood Commercial District to C2-5 Motor Vehicle Related District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related Commercial District and Cl-1 Neighborhood Commercial District to the C2-5 Motor Vehicle- Related Commercial District and then to a Business Planned Development to allow an approximately 7-story, 79'1" tall commercial building containing up to 5.0 FAR, approximately 8,278 square feet of retail on the ground floor, approximately 59,447 square feet of office on floors 1-6, 12 parking spaces, a rooftop patio and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18199 (29THWARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8785

Common Address: 2931-57 North Harlem Ave

Applicant: 2931-57 North Harlem Ave LLC (Sam Zitella)

Owner: 2931-57 North Harlem Ave LLC (Sam Zitella)

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: To partially demolish the existing building and build a 3-story addition to establish 56 dwelling units: 56 parking spaces: no commercial space: 4-5tory residential building, height 44'-8"

NO.18202 (30THWARD) ORDINANCE REFERRED (11-5-14)

DOCUMENT #02014-8788

Common Address: 3116-18 North Central Park Ave

Applicant: Weislawa Kozielski

Owner: Santiago and Jose Estrella

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The property will be subdivided with the resulting northern lot- maintaining the existing four dwelling unit building and the resulting southern lot being improved with a three dwelling unit building. The northern lot will maintain its current parking and the southern lot will provide three spaces, no commercial is proposed.

NO.18208 (32nd WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8794

Common Address: 1424 West Diversey Parkway

Applicant: Comet Development I, LLC (William Senne)

Owner: Jill M. Stetson

Attorney: Gordon & Pikarski

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story all residential building, containing three (3) dwelling units. The new development will provide on-site parking for three (3) vehicles, at the rear of the lot. The proposed building will be masonry in construction and measure approximately 44'-10" in height.

NO.18211-T1 (33rd WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8797

Common Address: 3001-07 West Lawrence Ave/ 4746-50 North Sacramento Ave

Applicant: Larry East LLC (See Application for list of LLC Members)

Owner: Larry East LLC (See Application for list of LLC Members)

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: The property will undergo an interior remodeling; to include approximately 3,495 square feet of first floor commercial space, a conversion to a total of thirty residential dwelling units, three parking spaces and no loading berth.

NO.18214 (35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8800

Common Address: 3750 N Bernard Street

Applicant: 4502-04 WIP, LLC (See Application for list of LLC Members)

Owner: 4502-04 WIP, LLC (See Application for list of LLC Members)

Attorney: Frederick Agustin

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing residential building will remain. The owner proposes to establish a fourth dwelling unit within the existing basement for a total of 4 dwelling units. Four (4) proposed parking spaces will be located at the rear of the property

NO.18216-T1 (35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8802

Common Address: 2722-24 N Kimball

Applicant: Parker Kimball LLC (See Application for list of LLC Members)

Owner: Parker Kimball LLC (See Application for list of LLC Members)

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5.5 Multi Unit District

Purpose: Applicant proposes to add 4 residential dwelling units to be used for special needs/handicapped population at grade level to the existing 12 residential dwelling unit building with 1 standard parking space and 1 handicapped accessible parking space for a total of 16 residential dwelling units.

NO.18222(35TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8802

Common Address: 3104 N Kimball Ave

Applicant: Mirek Dobrowolski

Owner: Mirek Dobrowolski

Attorney: Lisa Perna Miller

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: After rezoning the subject property will be improved with a three-story, six dwelling units with six parking spaces. There will be no commercial space. The building height will be 37ft 10 inches

NO.18220 (40TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8802

Common Address: 2840 W Foster

Applicant: Shalom Properties LLC (Mendel and Judd Schneider)

Owner: Shalom Properties LLC (Mendel and Judd Schneider)

Attorney: Warren Silver

Change Request: B1-1 Neighborhood Shopping District to RS3 Residential Single-Unit (Detached House) District

Purpose: The property use will remain as a skilled nursing home facility. The existing one-story building will remain; and the parking at the rear of the site will not change.

NO.18201-T1 (44TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8788

Common Address: 1154 West Belmont Ave

Applicant: L&L Academy and Preschool Lakeview 2 Corp (Unona Lutin)

Owner: 1154 West Belmont LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: To establish a day care within the existing commercial building: no existing parking: approximately 5,897 square feet of commercial space: 1 story: existing height / no change proposed

NO.18219-T1 (44TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8806

Common Address: 1254 W Addison Ave

Applicant: Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

Owner: Luz Delia Spears Living Trust dated March 3, 2003; Dennis Spears Living Trust dated March 3, 2003

Attorney: John George/ Chris Leach

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Commercial use on the ground floor with 4 dwelling units on the upper two floors (Existing).

NO.18218-T1 (48TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8805

Common Address: 5225 N Kenmore Ave

Applicant: Kenmore Plaza Tenants Association (See Application for list of LLC Members)

Owner: Kenmore Plaza Tenants Association (See Application for list of LLC Members)

Attorney: Steven Friedland

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM6.5 Multi Unit District

Purpose: The property is currently improved with a 324 unit residential building containing approximately 270,000 square feet of floor area and 92 parking spaces. After rezoning, the only change to the building will be the enclosure of not more than 3,000 square feet of the 1st floor arcade.